

Single Family Residence **RESIDENTIAL**

420 RUFFIAN CT

RENO, NV 89521

\$696,900 TopHap Estimate · \$387 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,800 ft²

LIVING AREA

0.15 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$697K

\$678K low

\$716K high

Last Sale

\$565,000 · Sep 30, 2022

Est. Owner Equity

\$164,900

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,119 (2025)
Assessed Value	\$139,399
Previous Assessed	\$142,396
Assessor Market Value	\$295,690

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHOE
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Concrete
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 537 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2023	Financing	Intrafamily Transfer			
Sep 30, 2022	Resale	Bargain And Sale Deed	\$565,000	\$314	\$532K
May 12, 2022	Resale	Bargain And Sale Deed	\$640,300	\$356	
Apr 26, 2018	Financing	Bargain And Sale Deed			\$334K
Aug 14, 2017	Resale	Bargain And Sale Deed	\$379,000	\$211	\$360K
Feb 26, 2016	Resale	Grant Deed	\$355,000	\$197	
Feb 26, 2016	Quitclaim	Quit Claim Transfer			
Aug 16, 2006	Resale	Bargain And Sale Deed	\$377,000	\$209	\$301K
Aug 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brown Elementary School	Elementary	KG–5	0.5 mi
Galena High School	High	9–12	2.5 mi
Marce Herz Middle School	Middle	6–8	3.1 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89521

67 CRIME INDEX	95 AIR POLLUTION	42,832 POPULATION	\$110K MEDIAN IN-COME	50°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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